



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**4435 S. Western Boulevard**

**Southwest Side / 12<sup>th</sup> Ward / Ald. Abarca**

**Pictor 4435 S Western Boulevard LLC**

April 20, 2023



# Project Description

The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District and Planned Manufacturing District 8A to a Commercial-Industrial Planned Development;

To permit the construction of three industrial buildings containing a total of approximately 588,880 square feet of floor area, 703 vehicular parking spaces, 37 truck parking spaces, and 82 loading docks.

# Community Area Snap Shot

## New City Community Area

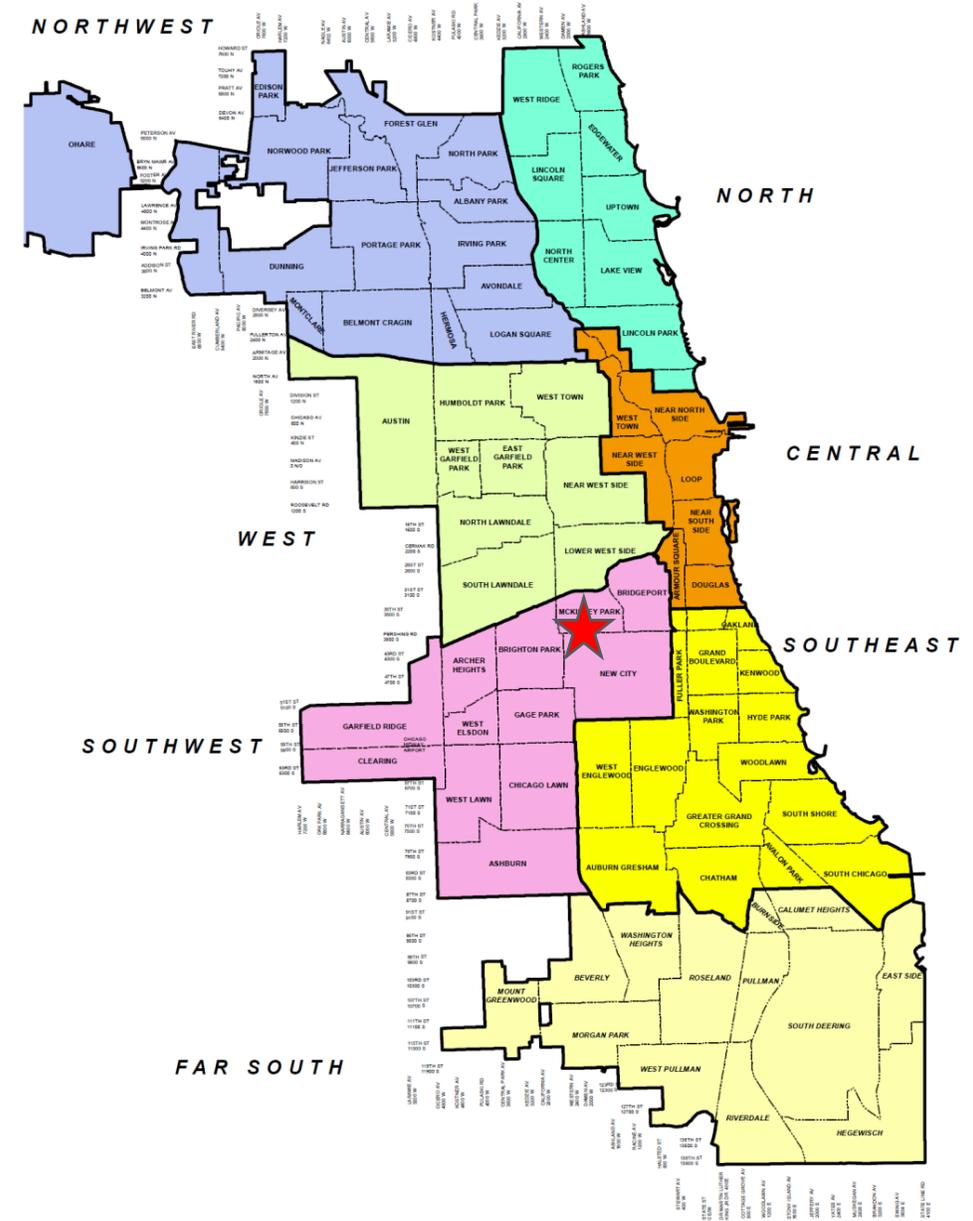
### PROJECT SITE CONTEXT

- New City Community Area
- Southwest Planning Region
- Stock Yards Industrial Corridor
- Current Zoning: M2-3 and PMD8A
- Proposed Zoning: Business Planned Development

### COMMUNITY AREA INFORMATION

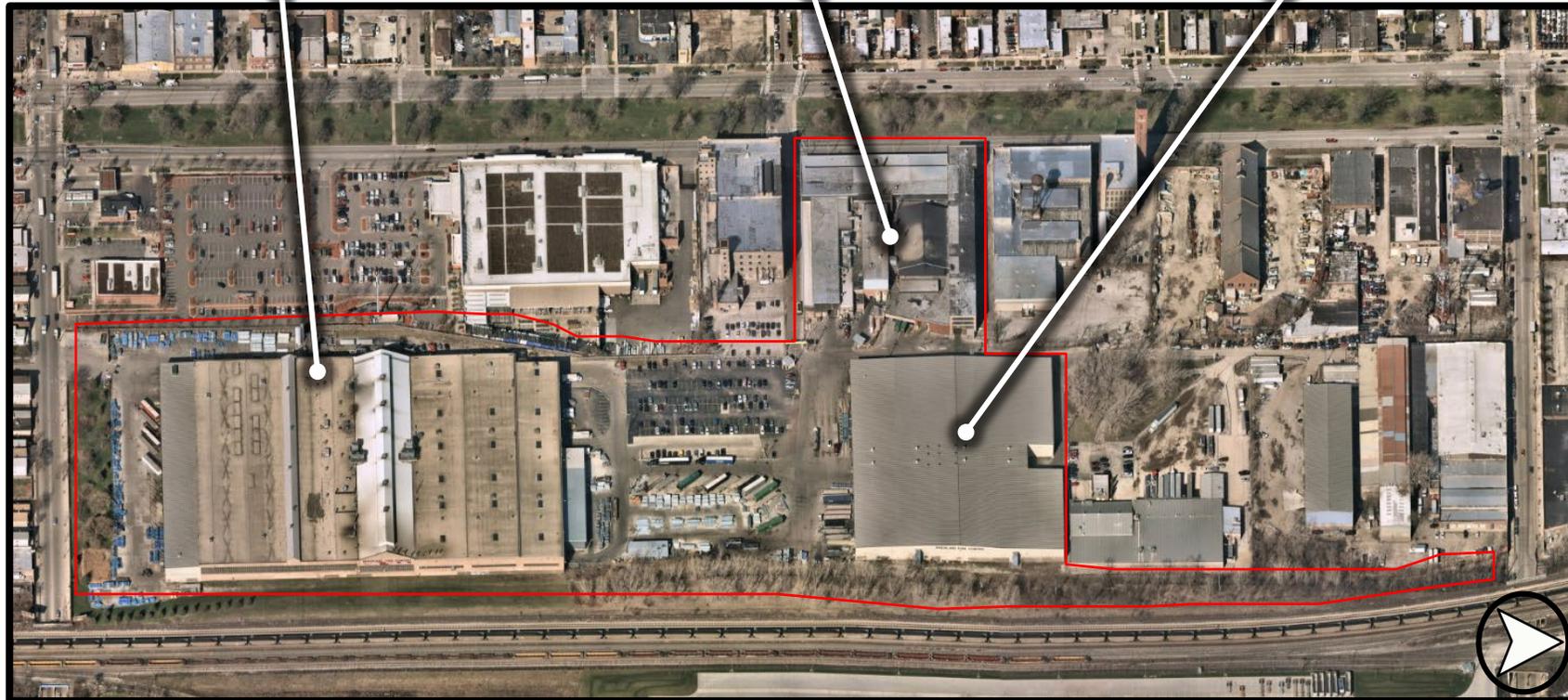
- Population: +/- 43,628
- Median Household Income: \$50,580
- Race/Ethnicity: 23.1% Black / 12.4% White / 1.9% Asian / 0.8% Other / 61.8% Hispanic (of any race)
- Median Income: \$35,396
- Top Employment Industry Sectors: Manufacturing (36.1%), Wholesale Trade (16.1%), Retail Trade (9.9%)

(Source: <https://www.cmap.illinois.gov/documents/10180/126764/New+City.pdf>)

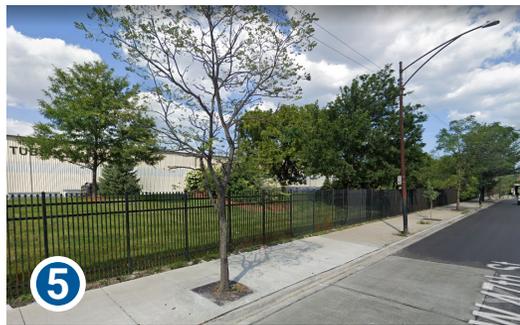




# SITE CONTEXT – SITE BOUNDARIES



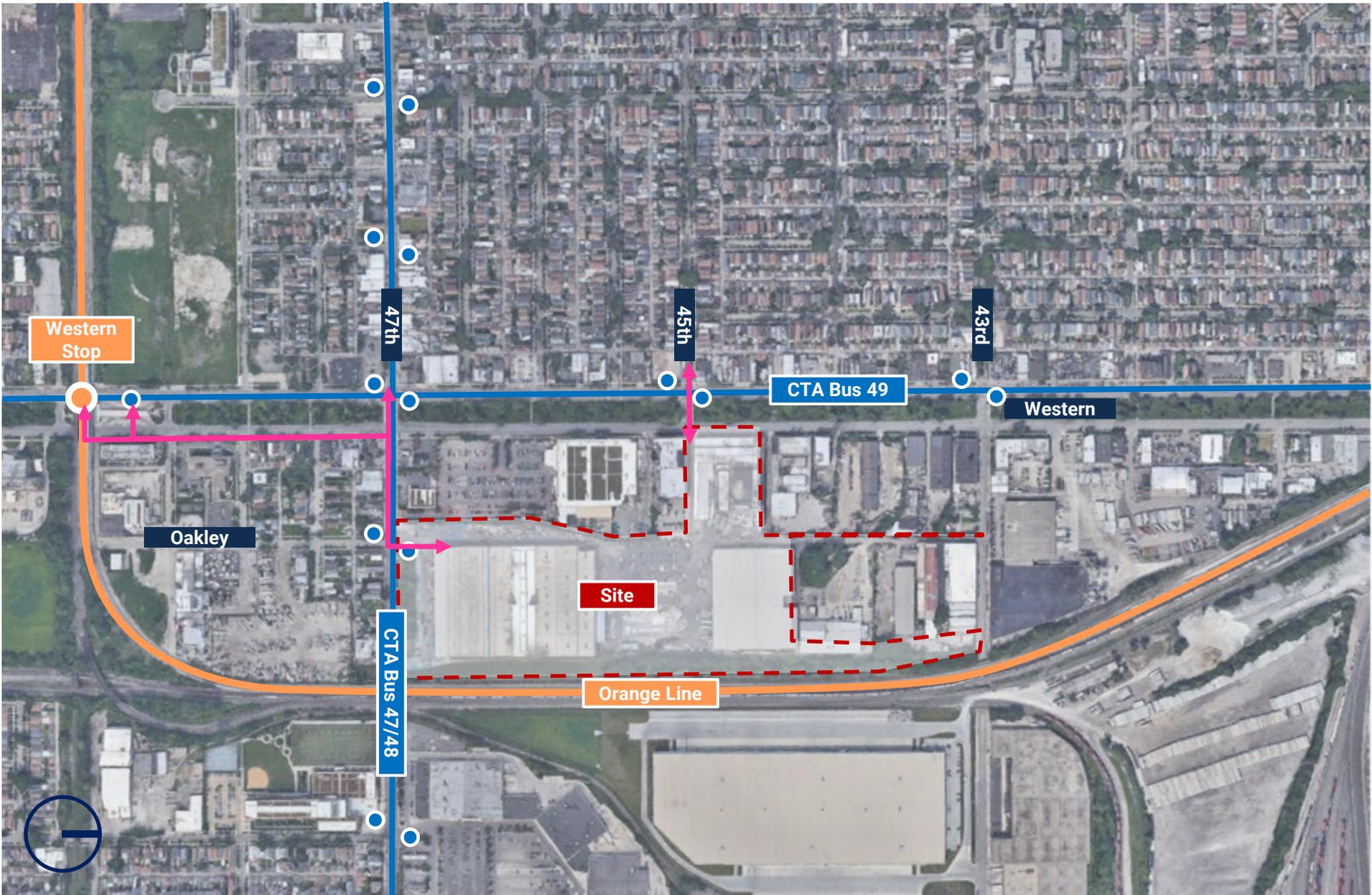
**SITE CONTEXT – EXISTING CONDITIONS – AERIAL VIEW**



**SITE CONTEXT – EXISTING CONDITIONS – STREET VIEW**

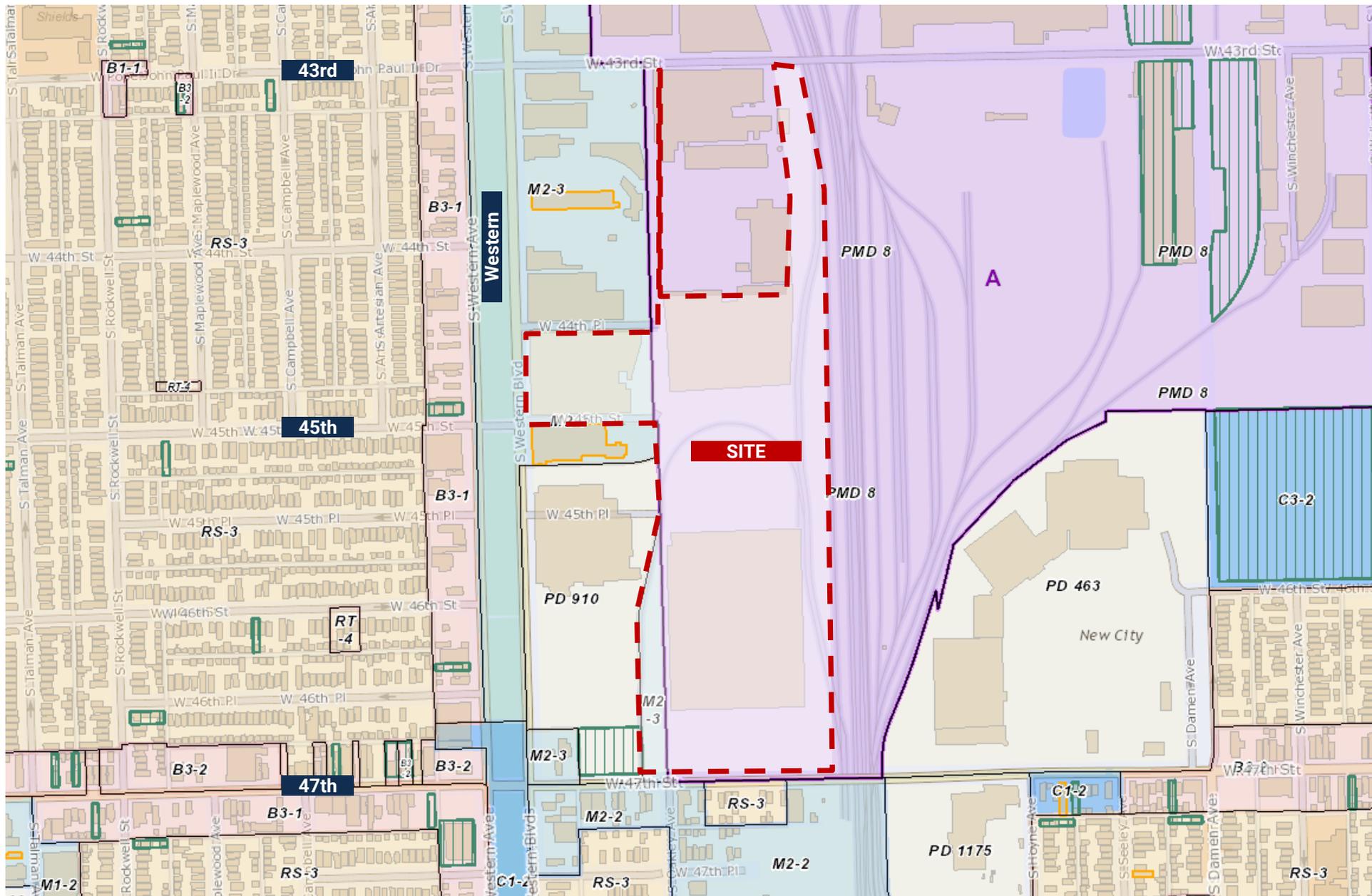


# SITE CONTEXT – PARKS AND EDUCATIONAL INSTITUTIONS

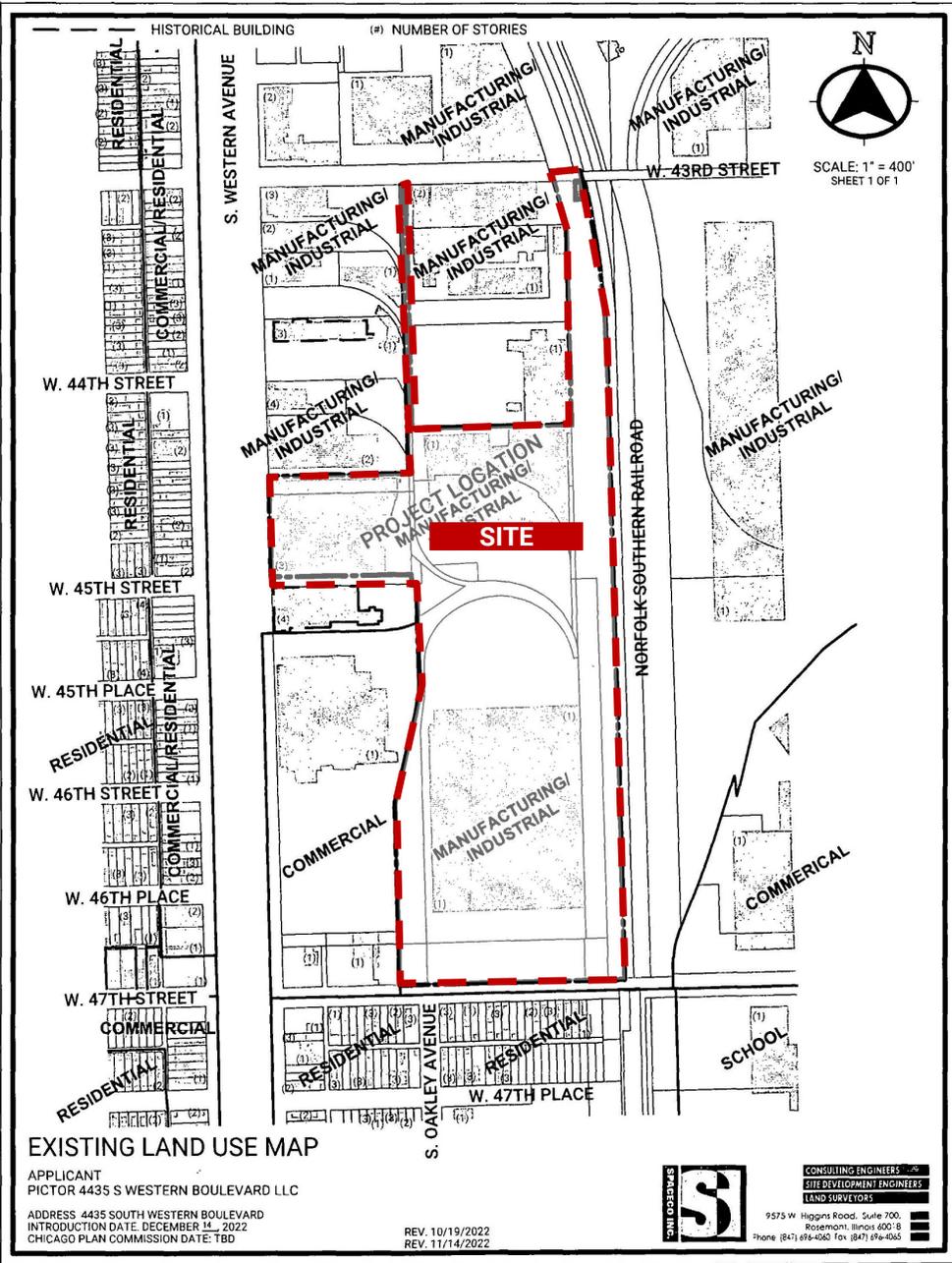


- Legend**
- CTA L Stop
  - CTA Bus Stop
  - Pedestrian Circulation

# SITE CONTEXT - PEDESTRIAN CIRCULATION AND CTA CONNECTIONS



# EXISTING ZONING MAP



# EXISTING LAND USE MAP



# Planning Context

There are no city-adopted plans for this region.



# Public Process Timeline

## Ward 12- Alderperson Anabel Abarca

- **Spring 2021** Initial DPD Intake Meeting
- **Fall 2022** Meetings with Alderman Cardenas, Back of the Yards Neighborhood Council, and immediate neighbors
- **October 3, 2022** Additional DPD Review/Intake Meeting
- **October 12, 2022** Public Community Meeting
- **December 14, 2022** PD Application Filing Date
- **April 4, 2023** MOPD Review Meeting
- **April 20, 2023** Plan Commission Hearing



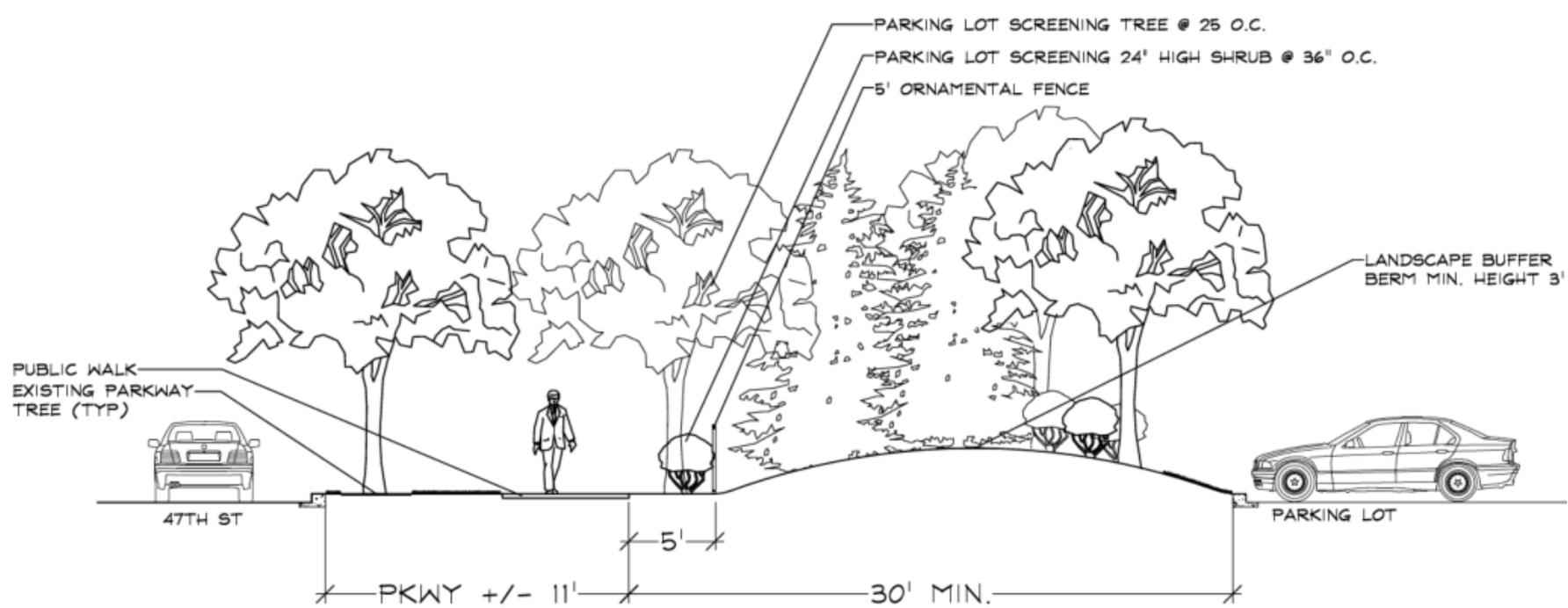
- Total Site Area: 1,467,883 SF
- Total Building Area Proposed: 588,880 SF
- Total Vehicular Parking Spaces (Passenger): 703

- Total Truck Parking Spaces: 37
- Total Loading Docks: 82
- Bicycle Parking Spaces: 30 Spaces



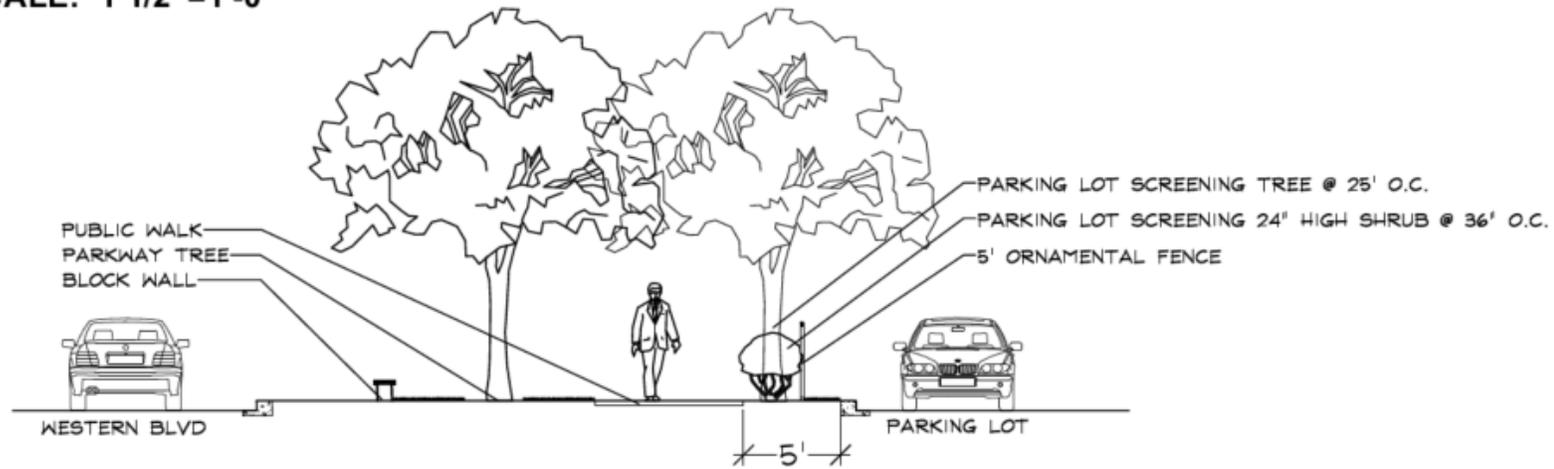
	Existing	Proposed
<b>Parkway Landscaping (Trees &amp; Shrubs)</b>	7 Trees	17 Trees
<b>Interior Landscaping (Trees/Shrubs)</b>	36 Trees 0 Shrubs	414 Trees 174 Shrubs
<b>Total Trees</b>	43 Trees	431 Trees
<b>Total Shrubs</b>	0 Shrubs	174 Shrubs

Proposed landscaping will also include an enhanced 47<sup>th</sup> Street buffer with a minimum width of 30 feet. Buffer will include a 3-foot berm and 25 additional evergreen trees.



### A1: 47TH ST. CROSS SECTION

SCALE: 1 1/2"=1'-0"



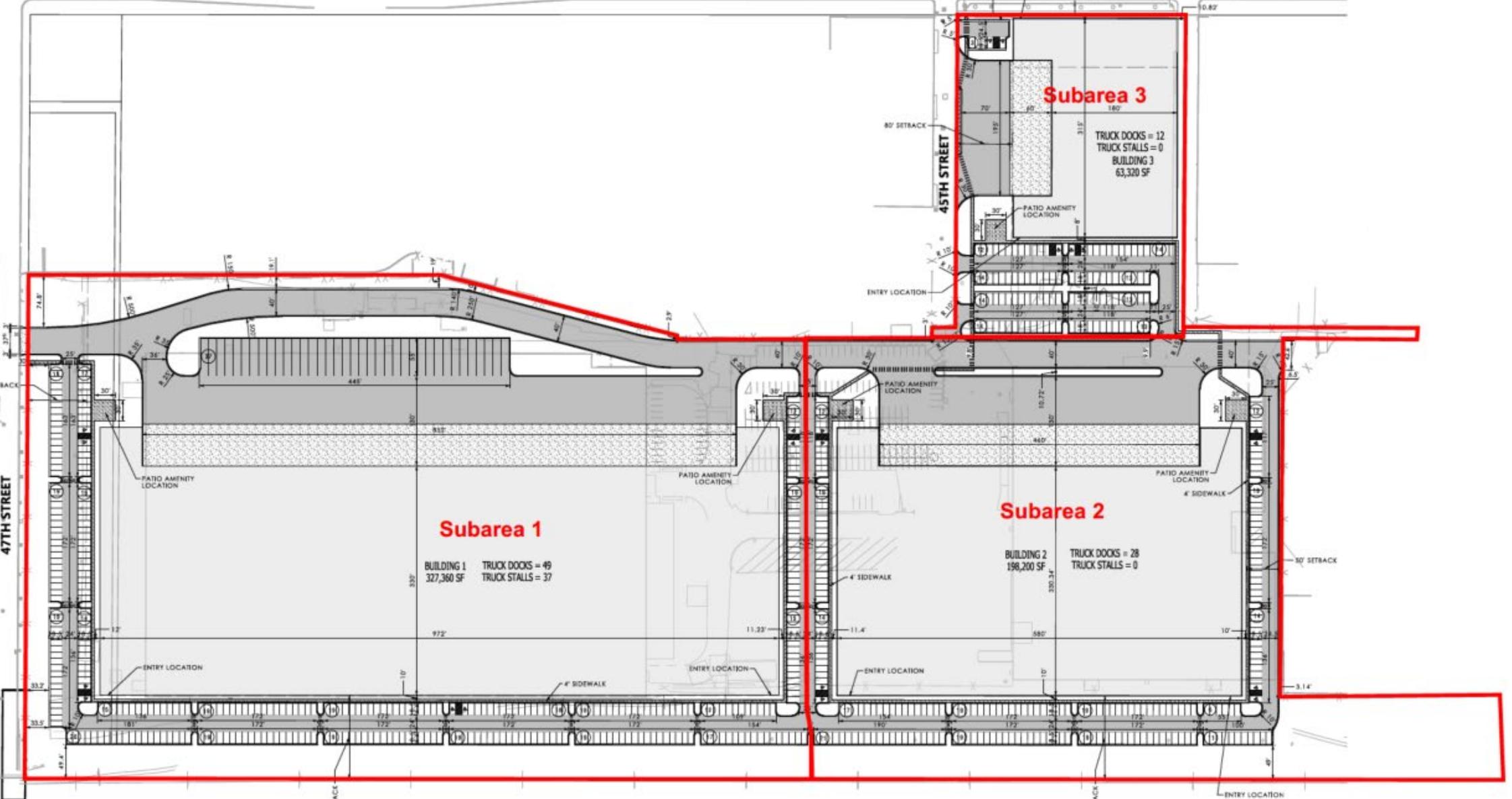
### A2: WESTERN BLVD. CROSS SECTION



# OUTDOOR TENANT AMENITY SPACES



WESTERN BLVD



**Subarea 3**

TRUCK DOCKS = 12  
TRUCK STALLS = 0  
BUILDING 3  
63,320 SF

**Subarea 1**

BUILDING 1 TRUCK DOCKS = 49  
327,360 SF TRUCK STALLS = 37

**Subarea 2**

BUILDING 2 TRUCK DOCKS = 28  
198,200 SF TRUCK STALLS = 0



# SUBAREA PLAN



PRECAST CONCRETE WALL  
PANELS W/ REVEALS, PAINTED

HORIZONTAL  
METAL PANELS

VERTICAL  
METAL PANELS

T/CAST  
EL: +1'-0"  
T/FIN. FL.  
EL: 0'-0"



EAST ELEVATION:

INSULATED METAL  
MAN DOORS, PAINTED

CLERESTORY  
WINDOW

PRECAST CONCRETE WALL  
PANELS W/ REVEALS, PAINTED

T/PRECAST  
EL: +37'-0"  
T/FIN. FL.  
EL: 0'-0"



WEST ELEVATION:

PRECAST CONCRETE WALL  
PANELS W/ REVEALS, PAINTED

VERTICAL  
METAL PANELS

T/PRECAST  
EL: +37'-0"  
T/FIN. FL.  
EL: 0'-0"



SOUTH ELEVATION:

INSULATED METAL  
MAN DOORS, PAINTED

VERTICAL  
METAL PANELS

HORIZONTAL  
METAL PANELS

T/PRECAST  
EL: +41'-0"  
T/PRECAST  
EL: +37'-0"



ENLARGED ELEVATION:  
SCALE: 1/8" = 1'-0"

1" INSULATED GRAY  
TINTED GLAZING  
CURTAIN WALL IN  
ALUMINUM FRAMES

1" INSULATED GRAY  
TINTED STOREFRONT  
WINDOWS IN  
ALUMINUM FRAMES

T/FIN. FL.  
EL: 0'-0"

HORIZONTAL  
METAL PANELS

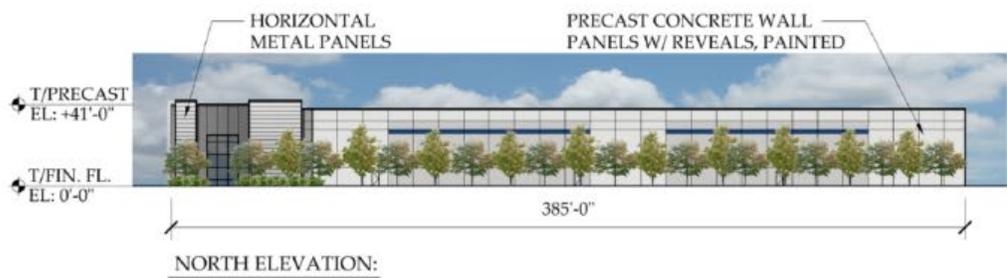
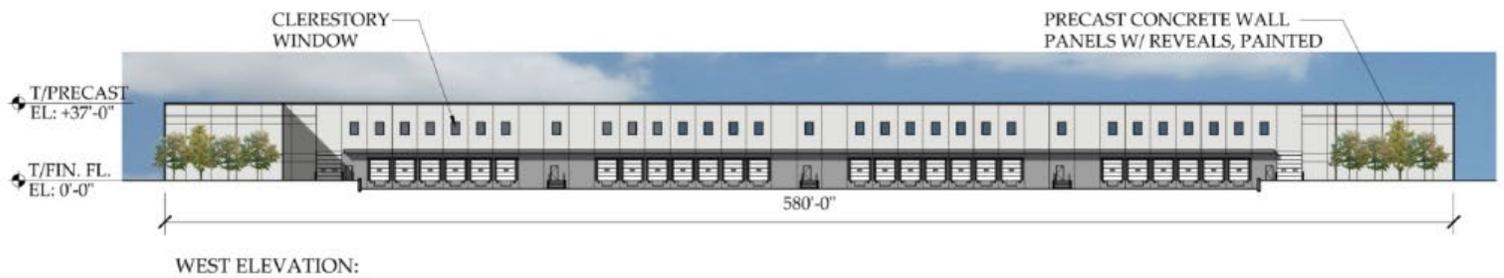
PRECAST CONCRETE WALL  
PANELS W/ REVEALS, PAINTED

T/PRECAST  
EL: +41'-0"  
T/FIN. FL.  
EL: 0'-0"

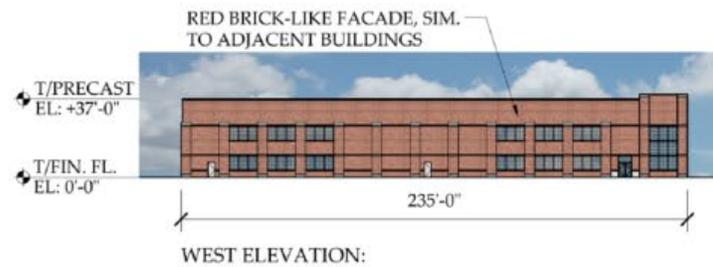
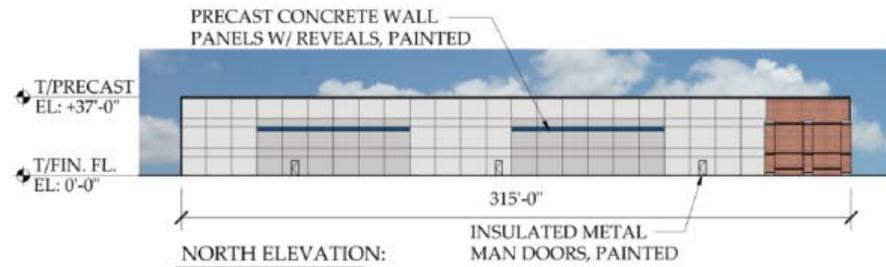
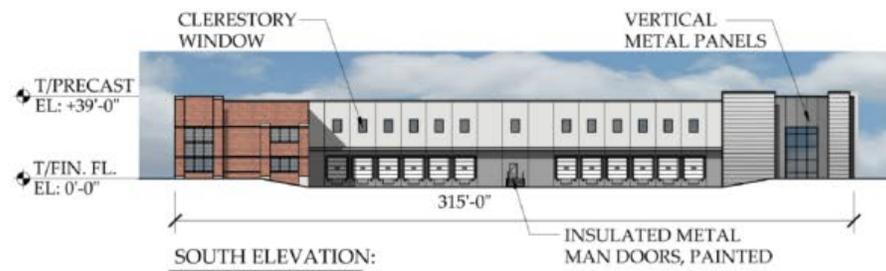


NORTH ELEVATION:

# ELEVATIONS – BUILDING 1



# ELEVATIONS – BUILDING 2

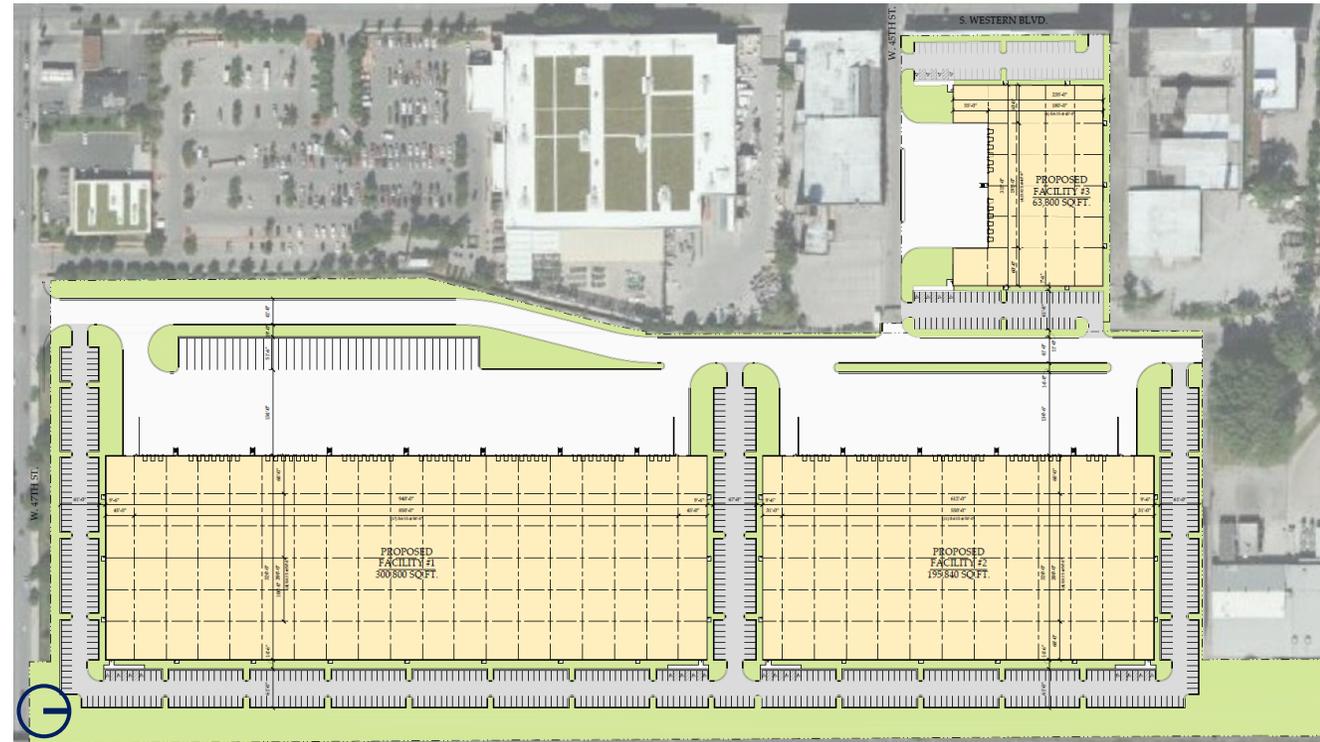


# ELEVATIONS – BUILDING 3



# Project Enhancements Based on Feedback and Review

- Building 3 fronting on Western was reconfigured to align setbacks with adjacent buildings on Western and feature an enhanced brick façade.
- Parking was moved away from originally proposed location and relocated to the rear of the building.
- Substantial increase in the quality of landscaping on eastern perimeter to create screening and habitat.
- 50 parking spaces eliminated at north end of site to allow for enhanced landscaping along 47<sup>th</sup> including 30-foot densely planted landscape buffer, 3' tall berm, and additional trees for enhancement pedestrian safety, comfort, and buffering.
- Outdoor landscaped tenant amenity/wellness spaces provided.
- Subareas established per DPD request.



**Original Site Plan**



Traffic Impact Study  
Proposed Warehouse/Distribution Development  
Chicago, Illinois

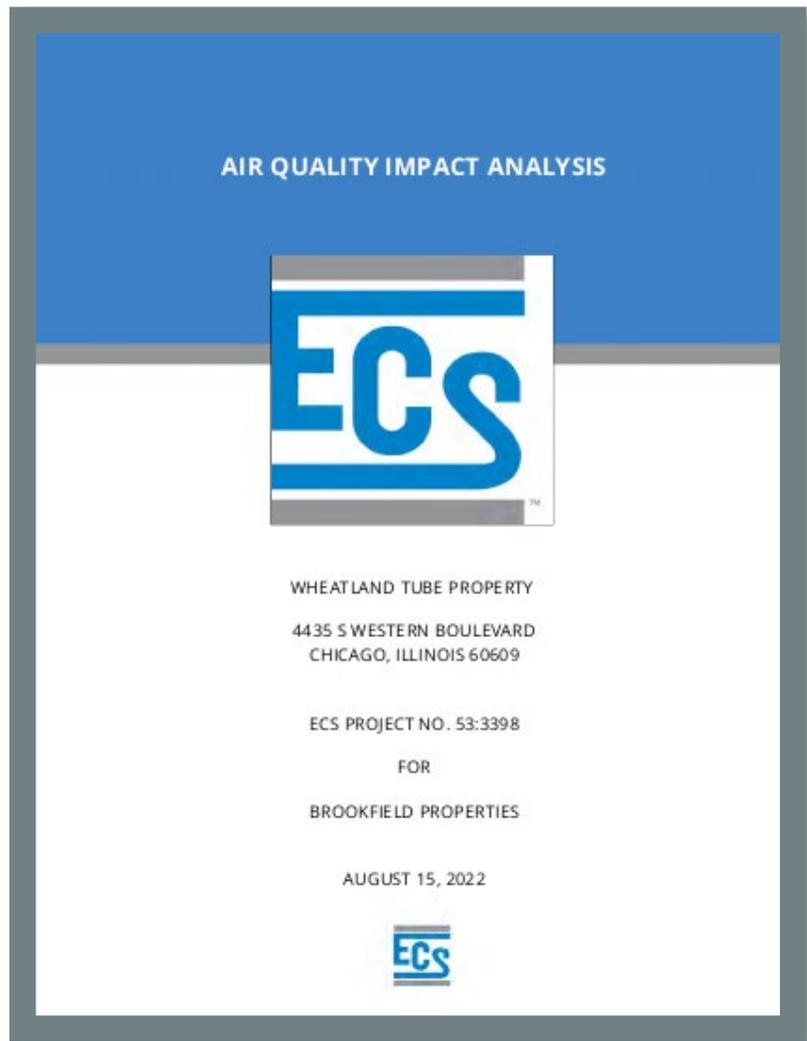


Prepared For:  
**Brookfield**  
Properties

Prepared By:  
**KLOA**  
Kenig, Lindgren, O'Hara, Aboona, Inc.  
November 4, 2021

## Traffic Study Conclusions

- The proposed development will replace the Wheatland Tube Company which operates with a similar access system and generates truck traffic.
- Area intersections have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway improvements or traffic control modifications are required.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the development.



## Air Quality Impact Study – Conclusions and Approval

- Existing facility holds Clean Air Act Permit related to emissions from its manufacturing processes.
- Proposed facility will not require a Clean Air Act permit because it will not engage in industrial manufacturing processes.
- Proposed facility operations will neither produce manufacturing emissions (including fossil fuel exhausts) nor involve outside material handling, storage, or processing.
- Study found that proposed development will not exceed National Ambient Air Quality Standards
  - Facility will not cause or contribute to an “exceedance” of the EPA National Ambient Air Quality Standards for PM 2.5, PM10 and NO2.
- CDPH reviewed and approved AQIS and issued positive assessment recommendation (December 2022).



## Stormwater Management Compliance

- Detention and drainage will comply with City of Chicago Stormwater Management Ordinance.
- Stormwater storage will be provided in underground vault.
  - Proposed Allowable Release Rate = 0.44 CFS/acre
- Site discharges into existing 24" sewer on site that connects to existing 111" Western Boulevard sewer.
- Required storage will be greater of 100-year flow from site only or 25-year flow from site and half of adjacent railroad tracks.
- Anticipated Required Volume = +/- 8.8 Ac-Ft



Compliance Options	Points Required	Sustainable Strategies Menu																																	
		Health		Energy								Stormwater					Landscapes			Green Roofs		Water		Transportation							Solid Waste	Work Force	Wildlife		
		1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	Choose one			Choose one		Choose one			4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	Choose one		Choose one		7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 80% Waste Diversion	8.2 Workforce Development	Choose one							
<b>Compliance Paths</b>	<b>Starting Points</b>	<b>Number of Optional Points Required</b> <i>New Construction / Substantial Rehab / Moderate Rehab</i>																																	
Options Without Certification																																			
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	5	5	10	10	5	10
Options With Certification																																			
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10	
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10	
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	20	10	20	NA	20	NA	NA	5	5	5	5	5	10	10	5	10	
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10	
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	5	5	5	5	10	10	5	10	
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	5	5	5	5	10	10	5	10	
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	5	5	5	5	5	10	10	5	10	
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	5	5	5	5	10	10	5	10		
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10	

\*only available to affordable housing projects funded by DPD's Housing Bureau

Planned Development Projects (PD) - New Construction	100 points required
TIF Funded Development Projects (TIF) - New Construction*	100 points required
DPD Housing, Multi-family (>5 units) Projects (DPD-H MF) - New Construction	100 points required
PD, TIF, DPD-H MF and Class L - Renovation Projects*	
Moderate Renovation Projects	25 points required
Substantial Renovation Projects	50 points required

\*does not apply to TIF assistance of less than \$1M (including but not limited to TIF-NIP, TIF Purchase Rehab, Streamlined TIF and SBIF programs)

## SUSTAINABLE FEATURES

- LEED Certified targeted for Wheatland Project
- Light Pollution restrictions at site boundary(s)
- White Roof – no heat island effect
- Energy Efficient (modelled and commissioned)
- Electric Vehicle (EV) Charging Stations
- Low Water Consumption (high-efficient fixtures)
- LED Lighting



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## COMMUNITY BENEFITS

- LEED Certified Development
- Substantially Enhanced Landscaping
- Improved Air Quality
- 60 Construction Jobs
- 400 – 600 Permanent Full Time Jobs

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## PROJECT FACTS

- Project Budget: \$90 million
- + / - 400 New Trees
- The project will prioritize diverse and local construction hiring





# Commitment to MBE, WBE, and Local Hiring

- Participation Proposal - Hiring Goals:
  - 26% MBE
  - 6% WBE
  - 50% Chicago Resident
  - 10% 12 Ward Resident
  
- M/WBE Outreach Letter sent to all certified Assist Agencies
  
- Applicant has signed and submitted MBE, WBE, Local Hiring Affidavit and is committed to meeting or exceeding its hiring goals

Brookfield Properties  
2121 N Pearl Street, Suite 1210, Dallas, Texas 75201  
T +1.214.393.5069 | M +1.469.203.0272  
[jason.bengert@brookfieldproperties.com](mailto:jason.bengert@brookfieldproperties.com)  
[www.brookfieldproperties.com](http://www.brookfieldproperties.com)

**Brookfield**  
Properties

Native American Chamber of Commerce (II)  
100 N. Riverside Plaza, Suite 1670  
Chicago, IL 60606

April 3, 2023

**Re: Minority and Women-Owned Business Enterprise Participation  
Pictor 4435 S Western Boulevard LLC – 4435 South Western Boulevard, Chicago, IL**

To whom it may concern:

Pictor 4435 S Western Boulevard LLC is seeking to retain Minority and Women-Owned Business Enterprises, as certified by the City of Chicago or Cook County, to work on the development of 4435 South Western Boulevard. The project consists of the construction of a warehouse and distribution facility containing a total of approximately 588,880 square feet of floor area, 721 vehicular parking spaces, 39 truck parking spaces, and 82 loading docks.

The construction of this project is anticipated to require participation of the following trades: mechanical, electrical, plumbing, fire protection, concrete, carpentry, painting, glazing, roofing and others.

Please forward this opportunity to all members of your organization so that they may submit bids for appropriate subcontracting opportunities. Any members who wish to be considered for this project may contact us at [jason.bengert@brookfieldproperties.com](mailto:jason.bengert@brookfieldproperties.com).

Thank you in advance for your assistance.

Sincerely,

Pictor 4435 S Western Boulevard LLC

Enclosures

cc: Alderman Abarca, 12<sup>th</sup> Ward  
Nolan Zaroff, DPD Project Manager  
Roberto Astudillo, DPD Project Manager



# DPD Recommendations

**DPD has concluded that this propose is appropriate for this site and supports this development for the following reasons:**

- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (17-8-0103). Complements the surrounding buildings, and employment opportunities for nearby residents.
- Ensures a level of amenities appropriate to the nature and scale of the project (17-8-0104).
- Promotes the safe and efficient circulation of pedestrians, cyclists, and motor vehicles (17-8-0904-A-1) and provides bicycle and vehicle parking, while minimizing the adverse visual impact of any off-street parking areas (17-8-0904-A-7).
- Building orientation and massing should create active “street or building walls” lining the sidewalk (17-8-0906-B-1). The proposal matches the typical setback and façade aesthetic along Western, creating active street or building walls lining the sidewalk, per 17-8-0906-B-1.